

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

January 14, 2025

**JOINT MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
and TAX REINVESTMENT ZONE NUMBER SEVENTEEN
HOUSTON, TEXAS**

NOTICE is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, January 14, 2025, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes from November 12, 2024, meeting.
4. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify invoices paid in November and December.
5. CIP Committee update and recommendations:
 - a. Receive update from Gauge Engineering, LLC.
 - i. Sports Complex, Detention Basin B
 - ii. HCFCD W-151/W-153 Study
 - iii. Memorial Drive, Phase 2.
 - iv. W-140 Briar Branch Expansion
 - b. Receive update from The Goodman Corporation.
 - i. W-140 Detention Basin
 - ii. Memorial Drive Phase 2
6. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
7. Reconvene in Open Session and authorize appropriate actions regarding purchase, exchange, lease or value of real property.
 - a. Consider authorizing agreement for brokerage services.
8. Adjourn.



Scott Bean, Zone Administrator

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve Minutes from November 12, 2024, meeting.

**MINUTES OF THE JOINT MEETING OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY and
TAX REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

November 12, 2024

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a regular joint meeting at Hawes Hill & Associates LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, November 12, 2024, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Asst. Secretary*

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, with the exception of Directors Freels and Moody, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; Jennifer Landreville, ETI Bookkeeping Services; AND Jon Durnell, McCall Gibson Swedlund Barfoot PLLC. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Ben Gillis, and Gabrielle Luevano, Memorial Management District; Gerardo Barrera, City of Bunker Hill; Derek St. John, Gauge Engineering; Jim Webb, The Goodman Corporation; Lis Myers; and Bruce Nichols. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM AUGUST 27, 2024, MEETING.

Upon a motion made by Director Rickel, and seconded by Director Iversen, the Board voted unanimously to approve the Minutes of the August 27, 2024, Board meeting, as presented.

APPROVE FY2024 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Mr. Durnell presented the FY2024 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He went over page 10, Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance; and pages 13-25, Notes to the Financial Statements. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the FY2024 Annual Financial Report and Audit.

8:10 a.m. Director Moody arrived meeting.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE; AND CONSIDER ANNUAL REPORT AND AUTHORIZE FILING OF SAME WITH APPROPRIATE INFORMATION DEPOSITORIES IN ACCORDANCE WITH AUTHORITY'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15c2-12.

Mr. Bapat reported his office is working with the financial advisor Masterson Advisors to prepare the Annual Report. He reported the final Audit will provide the necessary final numbers to complete the report which is required to be filed by December 31. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to authorize the attorney to file the Annual Report as required by SEC Rule 15C2-12.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING APPROVAL OF PAYMENT OF INVOICES, REVIEW OF INVESTMENTS, AND PROJECT CASH FLOW REPORTS; RATIFY INVOICES PAID IN SEPTEMBER AND OCTOBER.

Ms. Landreville presented the Bookkeeper's Report and review of invoices paid in September and October, included in the Board materials. Upon a motion made by Director Hodges, and seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report and ratified payment of invoices paid in September and October, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Review update and recommendations from Gauge Engineering LLC.

Mr. St. John provided updates on the sports complex detention project and W-140 Briar Branch expansion project, a copy of Gauge Engineering's Task Order is included in the Board materials. He reported an anticipated mid-January 2025 start date for the W-140 expansion project, dependent upon receiving the required equipment.

i. Consider Task Order for feasibility study services regarding Detention Basin C.

A motion was made by Director Rickel and seconded by Director Durham to approve Gauge Engineering Task Order for feasibility study services and updating the hydraulics analysis for Detention Basin C in the amount of \$149,800. A vote was not taken at this time and will be considered after executive session.

b. Receive update and recommendations from The Goodman Corporation.

Mr. Webb provided updates on finding applications and pursuit of funding on various projects, a copy of Goodman Corporation's Status Report is included in the Board materials.

i. Consider Goodman Corporation Task Order for HUD Grant Compliance and Management for Memorial Drive Phase 2 Design Earmark.

Mr. Webb reviewed Goodman's Task Order to provide HUD Grant Compliance and Management services relating to the Memorial Drive Phase 2 design HUD grant funding earmark in the amount of \$106,500. Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously to approve The Goodman Corporation's Task Order for Memorial Drive Phase 2 Design Earmark HUD grant compliance and management services in the amount of \$106,500.00, as presented.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board convened in Executive Session at 8:28 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in Open Session at 9:01 a.m. Upon reconvening the following action was taken on Agenda Items:

6. **RECEIVE AND CONSIDER FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.**
7. **ADOPT RESOLUTION RELATING TO ISSUANCE OF BONDS.**
8. **CONSIDER AMENDED FY2025 BUDGET.**
- 10.a.i. **CONSIDER GAUGE ENGINEERING TASK ORDER FOR FEASIBILITY STUDY SERVICES REGARDING DETENTION BASIN C.**

Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to (6) approve the Fifth Amended Project Plan and Reinvestment Zone Financing Plan; (7) adopt Relation Relating to Issuance of Bonds; (8) approve Amended FY2025 Budget; and (10.a.i.) approve Gauge Engineering Task Order for feasibility study services and updating the hydraulics analysis for Detention Basin C in the amount of \$149,800.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:01 a.m.

Secretary

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

4. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify invoices paid in November and December.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

December 31, 2024

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2025

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	30,692,240.61	0.00	1,024,315.42	31,716,556.03
Revenue	118,756.38	0.00	3,955.83	122,712.21
Expenditures	63,725.82	0.00	5,000.00	68,725.82
Ending Balance	30,747,271.17	0.00	1,023,271.25	31,770,542.42

NOTES:

Debt Service Payments due in Fiscal Year End 2025:

Date	Series	Principal	Interest	Total
9/1/2024	2016R	3,125,000.00	122,910.00	3,247,910.00
9/1/2024	2019	2,970,000.00	569,875.00	3,539,875.00
3/1/2025	2016R		85,253.75	85,253.75
3/1/2025	2019		495,625.00	495,625.00
			Total FYE 2024	7,368,663.75

December 31, 2024

General Operating Fund

BEGINNING BALANCE: **30,692,240.61**

REVENUE:

Checking Interest - Wells Fargo	26.77
Texpool Interest	117,245.22
Wells Fargo/TexSTAR (Surplus Funds) Interest	1,484.39
Voided Check(s)	0.00

Total Revenue: **118,756.38**

DISBURSEMENTS:

Checks Presented At Last Meeting	63,681.44
Checks Written at/after Last Meeting	0.00
Bank Fees	44.38

Total Expenditures **63,725.82**

Ending Balance: **30,747,271.17**

Location of Assets:

Institution	Investment Number	Interest Rate	Balance
Wells Fargo Checking	*5490	1.0800	10,216.96
TexPool	*0001	4.5610	30,352,591.41
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	4.5642	384,462.80
Total			30,747,271.17

Memorial City Redevelopment Authority

Checks Presented

January 14, 2025

Num	Name	Description	Amount
3596	Allen Boone Humphries Robinson LLP	Legal Fees	-2,410.00
3597	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3598	ETI Bookkeeping Services	Bookkeeping Fee	-1,159.28
3599	Gauge Engineering, LLC	Engineering	-562.50
3600	Hawes Hill & Associates	Professional Consultant	-10,000.00
3601	The Goodman Corporation Inc	Consultant Fee	-2,000.00
3602	Gauge Engineering, LLC	Engineering - Capital Projects	-13,415.73
3603	The Goodman Corporation Inc	Consultant Fee- Capital Projects	-2,288.35
Total			-32,235.86

Debt Service Fund

BEGINNING BALANCE	1,024,315.42
 REVENUE	
TexPool DSF Interest	14.19
Wells Fargo/TexSTAR (2008 DSF) Interest	2,531.06
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1,410.58
 Total Revenue	 3,955.83
 EXPENDITURES	
2008 Debt Service Interest Payment	0.00
2008 Debt Service Principal Payment	0.00
Trustee Fee	5,000.00
 Total Expenditures	 5,000.00
 ENDING BALANCE	 1,023,271.25

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	4.5642	655,551.62
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	4.5642	364,040.66
TexPool	*0004	4.5610	3,678.97
Total			1,023,271.25

Memorial City Redevelopment Authority
Investment Report
November 30, 2024

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	4.5610	30,106,612.36	1.00013	30,181,955.23	117,245.22	53,390.96	30,356,840.77	1.00014	30,352,591.41
DSF	TexPool	4.5610	3,636.38	1.00013	3,650.53	14.19	14.25	3,679.49	1.00014	3,678.97
GOF	Wells Fargo/ TexStar	4.5642	380,063.86	1.000186	381,501.14	1,484.39	1,477.27	384,550.84	1.000229	384,462.80
DSF	Wells Fargo/ TexStar DSF	4.5642	648,050.93	1.000186	650,501.65	2,531.06	2,518.91	655,673.81	1.000186	655,551.62
DSF	Wells Fargo/ TexStar PI Rev	4.5642	364,832.32	1.000186	366,212.02	1,410.58	(3,581.94)	364,124.03	1.000229	364,040.66

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	1.08	6/8/2015	9,988.76	26.77	201.43	10,216.96

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	10,216.96	BNYM	250,000	FDIC	250,000	250,000

Certification:

The District's investments are in compliance with the investment strategy as expressed in the District's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Jennifer Landreville	4/23/2024	10/25/2024

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
December 2024

	December			Year to Date (6 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	1,537,574	1,599,500	-61,926	9,225,447	9,597,001	-371,554	19,194,002
8223 · Interest Income	122,712	65,354	57,358	874,017	392,123	481,894	784,246
Total 1000 · Income	1,660,286	1,664,854	-4,568	10,099,464	9,989,124	110,340	19,978,248
6-4350 · Grants	0	368,333	-368,333	0	2,210,000	-2,210,000	4,420,000
Total Income	1,660,286	2,033,187	-372,901	10,099,464	12,199,124	-2,099,660	24,398,248
Expense							
3335 · Management Consulting Services							
6320 · Legal	2,410	4,167	-1,757	8,656	25,000	-16,344	50,000
6322 · Eng Consultant/General Prof.Svc	2,563	5,000	-2,437	25,950	30,000	-4,050	60,000
6337 · Construction Audit	0	417	-417	0	2,500	-2,500	5,000
6343 · Other	0	0	0	30	0	30	0
Total 3335 · Management Consulting Services	4,973	9,584	-4,611	34,636	57,500	-22,864	115,000
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	959,700	959,700	0	959,700
6430 · Municipal Services	0	0	0	0	0	0	2,256,619
Total 5650 · Transfers	0	0	0	959,700	959,700	0	3,216,319
5707 · Principal	0	0	0	6,095,000	6,095,000	0	6,095,000
5708 · Interest	0	0	0	692,785	636,832	55,953	1,273,664
Total 5706 · Debt Service	0	0	0	6,787,785	6,731,832	55,953	7,368,664
6-6300 · Maintenance & Operations							
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	6,000	21,500	-15,500	21,500
6333 · Bookkeeping/Accounting	1,826	1,583	243	10,265	9,500	765	19,000
6340 · Administration Salaries/Benefit	10,000	10,000	0	85,000	60,000	25,000	120,000
6344 · Bond Svcs/Trustee/FA	5,000	2,083	2,917	6,750	12,500	-5,750	25,000
6353 · Insurance	0	0	0	1,870	2,250	-380	2,250
6359 · Bank Fees	44	0	44	287	0	287	0
Total 6300 · Administration & Overhead	16,870	13,666	3,204	110,172	105,750	4,422	187,750
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	62,500	-62,500	125,000
1735(1) · Detention Basin A	0	625,377	-625,377	0	3,752,260	-3,752,260	7,504,520
1737 · MetroNational - Detention/Roads	0	0	0	3,013,459	3,013,460	-1	3,013,460
1738A · Memorial Dr Drain & Mobility 1	0	41,362	-41,362	0	248,174	-248,174	496,347
1738B · Memorial Dr Drain & Mobility 2	1,075	104,454	-103,379	3,300	626,725	-623,425	1,253,450
1741 · W140 Detention Basin Extenions	2,577	402,579	-400,002	67,921	2,415,471	-2,347,550	4,830,942
1742 · Detention Basin C	12,052	0	12,052	17,520	0	17,520	0
1799 · Sidewalk Improvement Program	0	5,000	-5,000	0	30,000	-30,000	60,000
Total 7000 · Capital Expenditure	15,704	1,189,189	-1,173,485	3,102,200	10,148,590	-7,046,390	17,283,719
Total Expense	37,547	1,212,439	-1,174,892	10,994,493	18,003,372	-7,008,879	28,171,452
Net Income	1,622,739	820,748	801,991	-895,029	-5,804,248	4,909,219	-3,773,204

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

December 27, 2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General	Client/Matter:	MEM001-01
	Statement Number:	153559
	Billing Attorney:	Sanjay Bapat

REMITTANCE PAGE

Fees for services posted through December 13, 2024	2,410.00
Expenses and Other Items posted through December 13, 2024	0.00
Total Amount Due:	\$2,410.00

Please return this page with your payment to the remittance address below:

Allen Boone Humphries Robinson LLP
 PO Box 4346
 Department 90
 Houston, TX 77210-4346

Checks should be made payable to Allen Boone Humphries Robinson LLP
 Please include the invoice number on your check
 Total amount payable in U.S.dollars



Code No. 6320
 01-07-2025

3597

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
1/1/2025	62866

BILL TO
TIRZ No. 17 - Memorial City RDA c/o ETI Bookkeeping Services Suite 108 17111 Rolling Creek Drive Houston TX 77090

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 438 items on the tax roll as of January 2023, at \$0.30 per item	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Fred King at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	



Code No. 6333
01-07-2025

Total	\$400.00
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3598

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

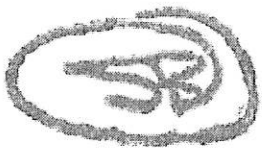
Invoice

Date	Invoice#
1/1/2025	10404

Bill To
TIRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		1,159.28	1,159.28

	Total	\$1,159.28
	Payments/Credits	\$0.00
	Balance Due	\$1,159.28



Code No. 6333
01-07-2025

3599

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 3804
Date 01/07/2025

Project **1365 TIRZ 17 - On-call Engineering - 2024**

Professional Services Provided Through December 31, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
1157 ON-CALL ENGINEERING	25,000.00	11,117.50	11,680.00	13,320.00	562.50
Total	25,000.00	11,117.50	11,680.00	13,320.00	562.50

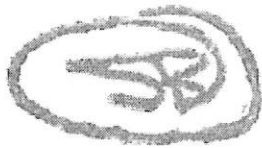
Professional Fees

Principal	Hours	Rate	Billed Amount
Derek A. St. John	2.50	225.00	562.50
Invoice total			562.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3804	01/07/2025	562.50	562.50				
Total		562.50	562.50	0.00	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



Code No. 6322
01-08-2025

Invoice Supporting Detail

1365 TIRZ 17 - On-call Engineering - 2024
 1157 On-call Engineering

Phase Status: Active

Billing Cutoff: 12/31/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Principal

Derek A. St. John

Project Management

W151/W153 HCFC Meeting

12/16/2024	2.50	225.00	562.50
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Subtotal	2.50		562.50
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Labor total	2.50		562.50
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Phase Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	11,680.00	47	13,320.00	53
Total	25,000.00	11,680.00	47	13,320.00	53

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	11,680.00	47	13,320.00	53
Expense					
Consultant					
Total	25,000.00	11,680.00	47	13,320.00	53

3600



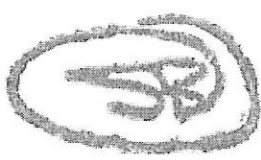
INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17
PO Box 22167
Houston, TX 77227
United States

INVOICE 2253
DATE 01/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: December 2024	10,000.00

BALANCE DUE **\$10,000.00**



Code No. 6340
01-08-2025

3601

The Goodman Corporation
3200 Travis Street, Ste. 200
Houston, TX 77006

Invoice

Bill To

TIRZ 17 Memorial City Redevelopment Autho
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston, TX 77227-2167

Date

12/31/2024

Invoice #

12-2024-61

Terms

Project

MCT115

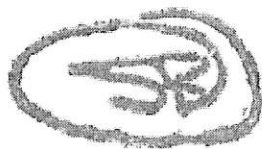
Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	12.5%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	0%	0.00%	0.00

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total \$2,000.00

Balance Due \$2,000.00

Phone #	Fax #
713-951-7951	713-951-7957



Code No. 6322
01-07-2025

To: Scott Bean
From: Jim Webb, AICP, ENV SP
Project Name: Pursuit of Funding
Project Code: MCT115
Billing Period: Dec-24

Progress Complete

Task	Prior Percent	Current Percent
1	12.50%	16.67%
2	0.00%	0.00%

Progress Details

1 – Monitor and Present Funding Opportunities

- Provide H-GAC with a breakdown of Congestion Mitigation Air Quality (CMAQ) and Carbon Reduction Program (CRP) eligible costs related to the overall project cost. TGC believes this request was made so that H-GAC can determine how to best allocate their funding across projects.
- Coordinate with Authority staff regarding project selection process. It appears final decisions will be recommended in January 2025.

2 – Pursuit of Funding

No activity this period.

3602

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 3807
Date 01/07/2025

Project 1396 TIRZ 17 - DETENTION BASIN C
FEASIBILITY UPDATE

Professional Services Provided Through December 31, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Detention Basin C Feasibility Update	116,800.00	15.00	5,467.70	17,520.00	99,280.00	12,052.30
Thompson Consulting - Structural Engineering	33,000.00	0.00	0.00	0.00	33,000.00	0.00
Total	149,800.00	11.70	5,467.70	17,520.00	132,280.00	12,052.30

Invoice total 12,052.30

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3807	01/07/2025	12,052.30	12,052.30				
	Total	12,052.30	12,052.30	0.00	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



Code No. 1742
01-08-2025

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
 9600 Long Point Rd, Suite 200
 Houston, TX 77055

Invoice number 3805
 Date 01/07/2025

Project **1383 W140 Expansion - CM-I**

Professional Services Provided Through December 31, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
CONSTRUCTION MANAGEMENT & INSPECTION	463,710.00	990.00	1,080.00	462,630.00	90.00
EXPENSES	18,700.00	0.00	148.43	18,551.57	148.43
Total	482,410.00	990.00	1,228.43	481,181.57	238.43

Professional Fees

	Hours	Rate	Billed Amount
Project Manager David Greaney	0.50	180.00	90.00

Reimbursables

	Date	Units	Rate	Billed Amount
Copiess B&E Reprographics, Inc.	11/01/2024			148.43

Invoice total **238.43**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3805	01/07/2025	238.43	238.43				
	Total	238.43	238.43	0.00	0.00	0.00	0.00

Please note new mailing address
 Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



No. 1741
 01-08-2025

Invoice Supporting Detail

1383 W140 Expansion - CM-I

Construction Management & Inspection

Phase Status: Active

Billing Cutoff: 12/31/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Project Manager

David Greaney

Project Management

12/17/2024	0.50	180.00	90.00
Subtotal			90.00
Labor total			90.00

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	463,710.00	1,080.00	0	462,630.00	100
Total	463,710.00	1,080.00	0	462,630.00	100

Expenses

Phase Status: Active

Billing Cutoff: 12/31/2024

Date	Units	Rate	Amount
------	-------	------	--------

Expense WIP Status: Billable

B&E Reprographics, Inc.

Reproduction and Plotting

11/01/2024			148.43
Subtotal			148.43
Expense total			148.43

Phase Summary

	Contract	Billed	%	Remaining	%
Expense	18,700.00	148.43	1	18,551.57	99
Total	18,700.00	148.43	1	18,551.57	99

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	463,710.00	1,080.00	0	462,630.00	100
Expense	18,700.00	148.43	1	18,551.57	99
Consultant					
Total	482,410.00	1,228.43	0	481,181.57	100

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
 9600 Long Point Rd, Suite 200
 Houston, TX 77055

Invoice number 3806
 Date 01/07/2025

Project **1385 W140 Expansion - CPS**

Professional Services Provided Through December 31, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
CONSTRUCTION PHASE SERVICES	132,100.00	10,237.50	11,362.50	120,737.50	1,125.00
LIFT STATION SERVICES SUPPORT - LJA	60,528.00	0.00	0.00	60,528.00	0.00
SUBSURFACE BARRIER WALL SUPPORT - CIBOR	104,280.00	0.00	0.00	104,280.00	0.00
EXPENSES	1,835.00	119.76	119.76	1,715.24	0.00
Total	298,743.00	10,357.26	11,482.26	287,260.74	1,125.00

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
David Greaney	1.00	180.00	180.00
Graduate Engineer			
Carlos Perez	7.00	135.00	945.00
Professional Fees subtotal	8.00		1,125.00
Invoice total			1,125.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3806	01/07/2025	1,125.00	1,125.00				
	Total	1,125.00	1,125.00	0.00	0.00	0.00	0.00

Please note new mailing address
 Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



Code No. 1741
 01-08-2025

Invoice Supporting Detail

**1385 W140 Expansion - CPS
 Construction Phase Services**

Phase Status: Active

Billing Cutoff: 12/31/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Project Manager
 David Greaney

Production	12/26/2024	1.00	180.00	180.00
Subtotal		1.00		180.00

Graduate Engineer
 Carlos Perez

Production	12/23/2024	7.00	135.00	945.00
Subtotal		7.00		945.00

Submittals

Labor total		8.00		1,125.00
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Phase Summary

	Contract	Billed	%	Remaining	%
Labor	132,100.00	11,362.50	9	120,737.50	91
Total	132,100.00	11,362.50	9	120,737.50	91

Lift Station Services Support - LJA

Phase Status: Active

Billing Cutoff: 12/31/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal			0.00
total			0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Consultant	60,528.00			60,528.00	100
Total	60,528.00			60,528.00	100

Subsurface Barrier Wall Support - Cibor

Phase Status: Active

Billing Cutoff: 12/31/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal			0.00
total			0.00

Invoice Supporting Detail

1385 W140 Expansion - CPS

Phase Summary

	Contract	Billed	%	Remaining	%
Consultant	104,280.00			104,280.00	100
Total	104,280.00			104,280.00	100

Expenses

Phase Status: Active

Billing Cutoff: 12/31/2024

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Expense	1,835.00	119.76	7	1,715.24	93
Total	1,835.00	119.76	7	1,715.24	93

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	132,100.00	11,362.50	9	120,737.50	91
Expense	1,835.00	119.76	7	1,715.24	93
Consultant	164,808.00			164,808.00	100
Total	298,743.00	11,482.26	4	287,260.74	96

3603

The Goodman Corporation
3200 Travis Street, Ste. 200
Houston, TX 77006

Invoice

Bill To

TIRZ 17 Memorial City Redevelopment Autho
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston, TX 77227-2167

Date
12/31/2024

Invoice #
12-2024-60

Terms

Project
MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	100%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	100%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	8%	2.00%	781.14
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	9%	1.00%	432.21

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total \$1,213.35

Balance Due \$1,213.35

Phone #	Fax #
713-951-7951	713-951-7957



Code No. 1741
01-07-2025

To: Scott Bean
From: Kara McManus
Project Name: W-140 Detention Basin Improvements Project EPA State and Tribal Assistance Grant Compliance and MGMT Assis
Project Code: MCT113
Billing Period: Dec-24

Progress Complete

Task	Prior Percent	Current Percent
1	100.00%	100.00%
2	100.00%	100.00%
3	100.00%	100.00%
4	8.00%	10.00%
5	9.00%	10.00%

Progress Details

1 – Grant Initiation and Execution

Task is closed. Grant was approved in October 2023.

2 – NEPA

Task is closed. Grant was approved in October 2023.

3 – Design and Bid PH Compliance

Task is closed.

4 – Construction PH Compliance

- Attended progress meeting 12/19/24
- Provided BABA Certifications list to Gauge 12/13/24

5 – Lifecycle Reporting and Disbursement Assistance

- Began work on the Quarter 1 FY2025 report.

The Goodman Corporation
 3200 Travis Street, Ste. 200
 Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
12/31/2024	12-2024-62

Terms	Project
	MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	20,000.00	2.5%	1.00%	200.00
Contract Services	Task 2 – National Environmental Policy Act (NEPA)	1,500.00	0%	0.00%	0.00
Contract Services	Task 3 – Procurement Assistance	17,500.00	0%	5.00%	875.00
Contract Services	Task 4 – Project/Contract Management	31,500.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	0%	0.00%	0.00

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$1,075.00
Balance Due	\$1,075.00

Phone #	Fax #
713-951-7951	713-951-7957



Code No. 1738B
 01-07-2025

To: Memorial City Redevelopment Authority
From: Bridget Elmore
Project Name: FY24 Memorial Drive Phase 2 Design Earmark Department of Housing and Urban Development (HUD) Grant Compliance and Management
Project Code: MCT116
Date: Dec-24

Progress Complete

Task	Prior Percent	Current Percent
1	2.50%	3.50%
2	0%	0.00%
3	0%	5.00%
4	0%	0.00%
5	0%	0.00%

Progress Details

1 - Grant Initiation and Execution

Contacted HUD about the pre-award status to begin procurement.

2 - National Environmental Policy Act

No activity this period.

3 - Procurement Assistance

Began RFQ development.

4 - Project/Contract Implementation

No activity this period.

5 - Lifecycle Reporting and Disbursement Assistance

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

RATIFY INVOICES PAID IN DECEMBER

Memorial City Redevelopment Authority
Checks Presented
December 16, 2024

Num	Name	Description	Amount
3587	Allen Boone Humphries Robinson LLP	Legal Fees	-812.50
3588	Equi-Tax, Inc	Tax Assessor/ Collector	-700.00
3589	ETI Bookkeeping Services	Bookkeeping Fee	-1,125.51
3590	Hawes Hill & Associates	Professional Consultant	-35,000.00
3591	McCall Gibson Swedlund Barfoot PLLC	Auditor Fee	-6,000.00
3592	The Goodman Corporation Inc	Consultant Fee	-2,000.00
3593	The Goodman Corporation Inc	Consultant Fee- Capital Projects	-1,671.71
3594	Gauge Engineering, LLC	Engineering	-3,917.50
3595	Gauge Engineering, LLC	Engineering - Capital Projects	-12,454.22
Total			-63,681.44

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

November 19, 2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General	Client/Matter:	MEM001-01
	Statement Number:	152475
	Billing Attorney:	Sanjay Bapat

REMITTANCE PAGE

Fees for services posted through November 08, 2024	812.50
Expenses and Other Items posted through November 08, 2024	0.00
Total Amount Due:	\$812.50

Please return this page with your payment to the remittance address below:

**Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346**

*Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S.dollars*



Code No. 6320
12-05-2024

3568

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
12/1/2024	62674

BILL TO
TIRZ No. 17 - Memorial City RDA c/o ETI Bookkeeping Services Suite 108 17111 Rolling Creek Drive Houston TX 77090

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 438 items on the tax roll as of January 2023, at \$0.30 per item	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Fred King at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

Total	\$400.00
--------------	-----------------



Code No. 6333
12-05-2024

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
12/1/2024	62750

BILL TO
TIRZ No. 17 - Memorial City Redevelopment Authority c/o ETI Bookkeeping Services 17111 Rolling Creek Drive, Ste 108 Houston, TX 77090

DESCRIPTION	AMOUNT
Preparation of a Continuing Disclosure	300.00

Total	\$300.00
--------------	----------



Code No. 6333
12-5-2024

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice#
12/1/2024	10372

Bill To
TIRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		1,125.51	1,125.51

	Total	\$1,125.51
	Payments/Credits	\$0.00
	Balance Due	\$1,125.51



Code No. 6333
12-05-2024

3590

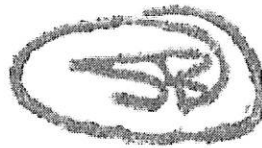


INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17
PO Box 22167
Houston, TX 77227
United States

INVOICE 2213
DATE 12/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: November 2024	10,000.00
Project Plan Amendment	25,000.00
<hr/>	
BALANCE DUE	\$35,000.00



Code No. 6340
12-5-2024

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

December 5, 2024

TIRZ 17 Redevelopment Authority
ETI Bookkeeping Services
17111 Rolling Creek, Suite 200
Houston, TX 77090

Client Number: 574-00

Audit of Memorial City Redevelopment Authority as of and for the year ended June 30, 2024, including discussing the audit with the Board of Directors and completion of nonattest services including the preparation of the financial statements, and preparation of the journal entries to convert the fund financial statements to the government-wide financial statements as required by generally accepted accounting principles.	
Annual Audit Fee	\$ 16,000.00
Less Interim Billing	<u>10,000.00</u>
Balance Due	<u>\$ 6,000.00</u>

We appreciate your business!

Chris Swedlund

Please remit to:
13100 Wortham Center Dr., Suite 235, Houston, TX 77065

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

3592

The Goodman Corporation
3200 Travis Street, Ste. 200
Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
11/30/2024	11-2024-65

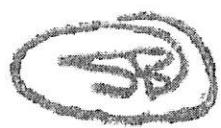
Terms	Project
	MCT115

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	8.33%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	0%	0.00%	0.00

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total	\$2,000.00
Balance Due	\$2,000.00

Phone #	Fax #
713-951-7951	713-951-7957



Code No. 6322
12-5-2024

To: Scott Bean
From: Jim Webb, AICP, ENV SP
Project Name: Pursuit of Funding
Project Code: MCT115
Billing Period: Nov-24

Progress Complete

Task	Prior Percent	Current Percent
1	8.33%	12.50%
2	0.00%	0.00%

Progress Details

1 – Monitor and Present Funding Opportunities

- Continued to monitor H-GAC Call for Projects process.
- Coordinated with Congressional office regarding status of FY25 earmarks. No additional information is known at this time.

2 – Pursuit of Funding

No activity this period.

3593

The Goodman Corporation
3200 Travis Street, Ste. 200
Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
11/30/2024	11-2024-64

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	100%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	100%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	5%	3.00%	1,171.71
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	9%	0.00%	0.00

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total	\$1,171.71
Balance Due	\$1,171.71

Phone #	Fax #
713-951-7951	713-951-7957



Code No. 1741
12-5-2024

To: Scott Bean
From: Kara McManus
Project Name: W-140 Detention Basin Improvements Project EPA State and Tribal Assistance Grant Compliance and MGMT Assi:
Project Code: MCT113
Billing Period: Nov-24

Progress Complete

Task	Prior Percent	Current Percent
1	100.00%	100.00%
2	100.00%	100.00%
3	100.00%	100.00%
4	5.00%	8.00%
5	9.00%	9.00%

Progress Details

1 – Grant Initiation and Execution

Task is closed. Grant was approved in October 2023.

2 – NEPA

Task is closed. Grant was approved in October 2023.

3 – Design and Bid PH Compliance

Task is closed.

4 – Construction PH Compliance

- TGC attended project meetings w/ Gauge on 10/24 and 11/15
- General compliance information was provided to the project manager and contractor, including EPA General Terms and Conditions (specifically BABA compliance), a list of bid schedule items requiring certification, and DBE and other civil rights requirements references.

5 – Lifecycle Reporting and Disbursement Assistance

No work this period.

The Goodman Corporation
 3200 Travis Street, Ste. 200
 Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
11/30/2024	11-2024-66

Terms	Project
	MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	20,000.00	0%	2.50%	500.00
Contract Services	Task 2 – National Environmental Policy Act (NEPA)	1,500.00	0%	0.00%	0.00
Contract Services	Task 3 – Procurement Assistance	17,500.00	0%	0.00%	0.00
Contract Services	Task 4 – Project/Contract Management	31,500.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	0%	0.00%	0.00

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$500.00
Balance Due	\$500.00

Phone #	Fax #
713-951-7951	713-951-7957



Code No. 1738-B
 12-5-2024

To: Memorial City Redevelopment Authority
From: Bridget Elmore
Project Name: FY24 Memorial Drive Phase 2 Design Earmark Department of Housing and Urban Development (HUD) Grant Compliance and Management
Project Code: MCT116
Date: Nov-24

Progress Complete

Task	Prior Percent	Current Percent
1	0%	2.50%
2	0%	0.00%
3	0%	0.00%
4	0%	0.00%
5	0%	0.00%

Progress Details

1 - Grant Initiation and Execution

Internal kick off meeting and coordination with City of Bunker Hill Village.

2 - National Environmental Policy Act

No activity this period.

3 - Procurement Assistance

No activity this period.

4 - Project/Contract Implementation

No activity this period.

5 - Lifecycle Reporting and Disbursement Assistance

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 3730
Date 12/12/2024

Project **1365 TIRZ 17 - On-call Engineering - 2024**

Professional Services Provided Through December 06, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
1157 ON-CALL ENGINEERING	25,000.00	7,200.00	11,117.50	13,882.50	3,917.50
Total	25,000.00	7,200.00	11,117.50	13,882.50	3,917.50

Professional Fees

	Hours	Rate	Billed Amount
Principal Derek A. St. John	12.50	225.00	2,812.50
GIS Specialist 22Chris Coyle	8.50	130.00	1,105.00
Professional Fees subtotal	21.00		3,917.50
Invoice total			3,917.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3730	12/12/2024	3,917.50	3,917.50				
	Total	3,917.50	3,917.50	0.00	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



Code No. 6322
12-12-2024

Invoice Supporting Detail

1365 TIRZ 17 - On-call Engineering - 2024
 1157 On-call Engineering

Phase Status: Active

Billing Cutoff: 12/06/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Principal

Derek A. St. John

Project Management 11/06/2024 1.00 225.00 225.00

Budget Support

Marketing 11/18/2024 2.00 225.00 450.00

SBISD Meeting at Pct 3

Marketing 11/19/2024 1.50 225.00 337.50

Coordination for TIRZ life extension

Marketing 11/20/2024 1.50 225.00 337.50

Coordination for TIRZ life extension

Marketing 11/21/2024 1.00 225.00 225.00

Coordination for TIRZ life extension

Marketing 12/02/2024 1.50 225.00 337.50

Exhibits for Life Extension Hearing

Marketing 12/03/2024 2.00 225.00 450.00

Attend Budget meeting for City

Marketing 12/04/2024 2.00 225.00 450.00

Attend Life Extension Hearing

Subtotal **12.50 2,812.50**

GIS Specialist

Chris Coyle

Production 11/26/2024 1.50 130.00 195.00

TIRZ 17 Data and Exhibit work for Derek

Production 11/27/2024 4.50 130.00 585.00

TIRZ 17 Data and Exhibit work for Derek

Production 12/02/2024 2.50 130.00 325.00

Exhibit Adjustments for Derek

Subtotal **8.50 1,105.00**

Labor total **21.00 3,917.50**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	11,117.50	44	13,882.50	56
Total	25,000.00	11,117.50	44	13,882.50	56

3595

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 3731
Date 12/12/2024

Project 1385 W140 Expansion - CPS

Professional Services Provided Through December 06, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
CONSTRUCTION PHASE SERVICES	132,100.00	3,262.50	10,237.50	121,862.50	6,975.00
LIFT STATION SERVICES SUPPORT - LJA	60,528.00	0.00	0.00	60,528.00	0.00
SUBSURFACE BARRIER WALL SUPPORT - CIBOR	104,280.00	0.00	0.00	104,280.00	0.00
EXPENSES	1,835.00	108.24	119.76	1,715.24	11.52
Total	298,743.00	3,370.74	10,357.26	288,385.74	6,986.52

Professional Fees

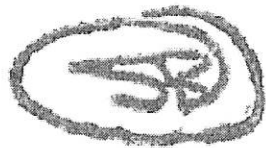
	Hours	Rate	Billed Amount
Project Manager			
David Greaney	9.00	180.00	1,620.00
Muhammad M. Ali	1.00	225.00	225.00
Graduate Engineer			
Carlos Perez	14.00	135.00	1,890.00
Laith A. Elmahmoud	24.00	135.00	3,240.00
Professional Fees subtotal	48.00		6,975.00

Reimbursables

	Date	Units	Rate	Billed Amount
2024 Mileage Rate				
Laith A. Elmahmoud	10/14/2024	17.20	0.67	11.52
			Invoice total	6,986.52

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3731	12/12/2024	6,986.52	6,986.52				
	Total	6,986.52	6,986.52	0.00	0.00	0.00	0.00



Code No. 1741
12-12-2024

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079

Invoice Supporting Detail

**1385 W140 Expansion - CPS
 Construction Phase Services**

Phase Status: Active

Billing Cutoff: 12/06/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Project Manager

David Greaney

Project Management	11/14/2024	1.50	180.00	270.00
Project Management	11/15/2024	1.50	180.00	270.00
Project Management	11/18/2024	0.50	180.00	90.00
Project Management	11/19/2024	0.50	180.00	90.00
Project Management	11/20/2024	1.00	180.00	180.00
Project Management	11/21/2024	1.00	180.00	180.00
Project Management	11/26/2024	1.00	180.00	180.00
Project Management	11/27/2024	2.00	180.00	360.00

Subtotal **9.00** **1,620.00**

Muhammad M. Ali

Project Management

11/12/2024	1.00	225.00	225.00
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Subtotal **1.00** **225.00**

Graduate Engineer

Carlos Perez

Production	11/14/2024	1.00	135.00	135.00
Production	11/20/2024	1.00	135.00	135.00
Production	11/21/2024	2.00	135.00	270.00
Production	11/22/2024	2.00	135.00	270.00
Production	11/25/2024	3.00	135.00	405.00
Production	11/26/2024	5.00	135.00	675.00

Subtotal **14.00** **1,890.00**

Laith A. Elmahmoud

Production	11/21/2024	9.00	135.00	1,215.00
Production	11/22/2024	6.00	135.00	810.00
Production	11/25/2024	3.00	135.00	405.00
Production	11/26/2024	5.00	135.00	675.00
Production	11/27/2024	1.00	135.00	135.00

Subtotal **24.00** **3,240.00**

Labor total **48.00** **6,975.00**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	132,100.00	10,237.50	8	121,862.50	92
Total	132,100.00	10,237.50	8	121,862.50	92

Invoice Supporting Detail

1385 W140 Expansion - CPS

Lift Station Services Support - LJA

Phase Status: Active

Billing Cutoff: 12/06/2024

WIP Status:

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Consultant	60,528.00			60,528.00	100
Total	60,528.00			60,528.00	100

Subsurface Barrier Wall Support - Cibor

Phase Status: Active

Billing Cutoff: 12/06/2024

WIP Status:

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Consultant	104,280.00			104,280.00	100
Total	104,280.00			104,280.00	100

Expenses

Phase Status: Active

Billing Cutoff: 12/06/2024

Expense

WIP Status: Billable

Laith A. Elmahmoud

Expense Report

2024 Mileage Rate

Date	Units	Rate	Amount
10/14/2024	17.20	0.67	11.52
Subtotal			11.52
Expense total			11.52

Phase Summary

	Contract	Billed	%	Remaining	%
Expense	1,835.00	119.76	7	1,715.24	93
Total	1,835.00	119.76	7	1,715.24	93

Invoice Supporting Detail

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	132,100.00	10,237.50	8	121,862.50	92
Expense	1,835.00	119.76	7	1,715.24	93
Consultant	164,808.00			164,808.00	100
Total	298,743.00	10,357.26	3	288,385.74	97

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
 9600 Long Point Rd, Suite 200
 Houston, TX 77055

Invoice number 3732
 Date 12/12/2024

Project 1396 TIRZ 17 - DETENTION BASIN C
 FEASIBILITY UPDATE

Professional Services Provided Through December 06, 2024

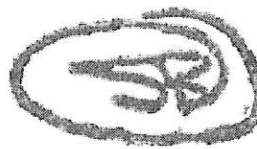
Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Detention Basin C Feasibility Update	116,800.00	4.68	0.00	5,467.70	111,332.30	5,467.70
Thompson Consulting - Structural Engineering	33,000.00	0.00	0.00	0.00	33,000.00	0.00
Total	149,800.00	3.65	0.00	5,467.70	144,332.30	5,467.70

Invoice total **5,467.70**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3732	12/12/2024	5,467.70	5,467.70				
	Total	5,467.70	5,467.70	0.00	0.00	0.00	0.00

Please note new mailing address
 Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



Code No. 1742
 12-12-2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

5. CIP Committee update and recommendations:
- a. Receive update from Gauge Engineering, LLC.
 - i. Sports Complex, Detention Basin B
 - ii. HCFCD W-151/W-153 Study
 - iii. Memorial Drive, Phase 2.
 - iv. W-140 Briar Branch Expansion
 - b. Receive update from The Goodman Corporation.
 - i. W-140 Detention Basin
 - ii. Memorial Drive Phase 2

PROGRESS REPORT

JANUARY 2025

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - A follow up meeting was held with SBISD, City of Houston and Commissioner Ramsey during the week of November 18.
 - SBISD has committed to responding to the City's current appraisal by February 1st 2025.
 - Original City appraisal: \$7.8M
 - SBISD counter: \$11.5M
 - City's updated appraisal: \$4.6M

- HCFCW W151/W153 Study Update:
 - Status meeting on 12/17/2024
 - Improvements focused on building on TIRZ 17 detention project
 - Schedule: Summer 2025

- Memorial Drive – Phase II:
 - City of Bunker Hill will issue an RFQ

Construction:

- W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements:
 - Contractor has requested product submittals for long-lead items
 - Construction start date was on January 6th
 - Utility locates have begun
 - Contractor submitted documents for the slurry wall for approval.

Memorial City Redevelopment Authority Status Update

As of January 1, 2025

W-140 Detention Basin Improvement Project (\$3,394,000 EPA grant)

- Project construction administration and grant management ongoing without issue.

Memorial Drive Phase II (H-GAC Funding Pursuit with City of Bunker Hill Village)

- TGC provided H-GAC with a cost breakout that demonstrates how much of the total funding request can be attributable towards emissions reductions type activities (sidewalks, transit access, etc.) H-GAC will make funding recommendations in January 2025.

Memorial Drive Phase II (FY25 Earmark Submission, \$7M request)

- Pending results of FY25 appropriations process.

Memorial Drive Phase II (\$3M HUD grant, \$2,334,146.53 MCRA share)

- Continued development of RFQ for professional services consultant.
- Began grant execution process.

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
7. Reconvene in Open Session and authorize appropriate actions regarding purchase, exchange, lease or value of real property.
 - a. Consider authorizing agreement for brokerage services.